



Shelter
NEW SOUTH WALES

New South Wales Regional Housing Need Report

2021

ABOUT THE PROJECT

- Shelter NSW wanted to improve its understanding of housing issues and needs across regional New South Wales (NSW). Specifically, the regional local government areas (LGAs) where housing need is the most pronounced.
- The RAI's report provided a quantitative analysis of 94 regional LGAs in NSW and summary of the key trends and observations.
- This analysis is based on a purpose-built index that utilised data from the Australian Bureau of Statistics (ABS) 2016 Census and the Department of Communities and Justice Social Housing Dashboard.

METHODOLOGY

Seven indicators were used to produce a single index to reflect housing need across regional NSW

Indicator	Data source
Proportion of single-family households	ABS Census 2016 Family Composition
Proportion of households with a mortgage	ABS Census 2016 Tenure Type
Proportion of rental households	ABS Census 2016 Tenure Type
Proportion of households in mortgage stress	ABS Census 2016 Total Household Income and Mortgage Repayments
Proportion of households in rental stress	ABS Census 2016 Total Household Income and Rent
Proportion of social housing stock	ABS Census 2016 Dwelling Type NSW Budget Estimates 2020-2021 Supplementary Questions
Number of people on the social housing waitlist	NSW Department of Communities and Justice Social Housing

CREATING A SINGLE INDEX

For each indicator, the LGAs were ranked by deciles, with the higher decile reflective of a greater housing need

Indicator	Assumption	Decile Score
Proportion of single-parent households	Higher proportion = higher need	Higher proportion = Decile 10
Proportion of households with a mortgage	Higher proportion = higher need	Higher proportion = Decile 10
Proportion of rental households	Higher proportion = higher need	Higher proportion = Decile 10
Proportion of households in mortgage stress	Higher proportion = higher need	Higher proportion = Decile 10
Proportion with rental stress	Higher proportion = higher need	Higher proportion = Decile 10
Proportion of social housing stock	Lower proportion = higher need	Lower proportion = Decile 10
Number of people on the social housing waitlist	Higher proportion = higher need	Higher proportion = Decile 10

RESULTS: HIGHER NEED HOUSING AREAS

Regional NSW LGA (2016)	Proportion of single-parent families	Proportion of households with a mortgage	Proportion of rental households	Proportion of low-income households in mortgage stress	Proportion of low-income households in rental stress	Proportion of social housing stock	Number of people on the social housing waitlist	Total score (/70)
Central Coast	9	9	6	10	10	4	10	58
Byron	9	5	8	9	10	7	9	57
Cessnock	9	10	7	9	9	4	8	56
Newcastle	8	8	10	9	9	1	10	55
Coffs Harbour	9	5	9	8	10	3	10	54
Lismore	10	8	8	7	9	3	9	54
Maitland	7	10	8	10	9	1	9	54
Shellharbour	8	10	6	10	10	1	9	54
Tamworth Regional	8	7	9	8	8	4	9	53
Tweed	8	5	6	9	10	5	10	53
Wollongong	6	8	9	10	9	1	10	53

ANALYSIS

Overall, distinct patterns can be seen among the higher and lower housing need LGAs of regional NSW

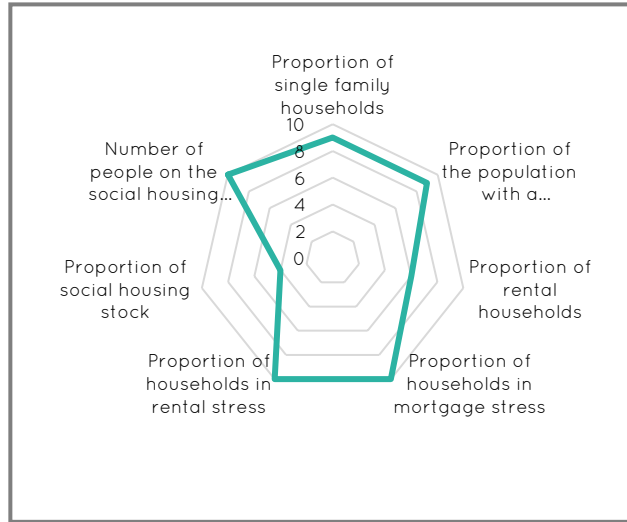
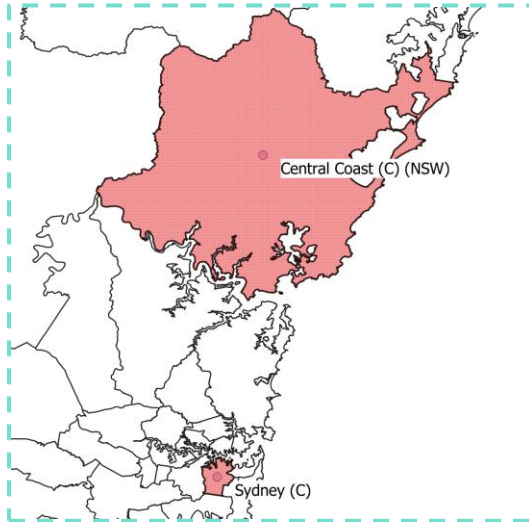
Higher Need Areas

- ✓ Almost entirely coastal LGAs
- ✓ Populations of at least 30,000 people
- ✓ Population growth of between 13% and 41% over five years.
- ✓ Higher average incomes
- ✓ Higher proportions of social housing stock.

Lower Need Areas

- ✓ Inland LGAs
- ✓ Populations range from 2,500 to 11,500 people.
- ✓ Predominantly experiencing population decline and ageing
- ✓ Lower average incomes, with exception of Cobar
- ✓ Lower proportions of social housing stock

CENTRAL COAST



About this LGA

The Central Coast local government area is located in the Central Coast planning region of NSW, approximately 90kms north of Sydney. In 2016, the estimated population of the region was 336,611 and it is projected to increase by 28.3% to 431,864 by 2041. The most significant growth will be in those aged 65 years plus, including 128% growth in those aged 80-84 years. The average annual income in the LGA in 2017-18 was \$57,552, which was 8.1% higher than that of regional NSW.

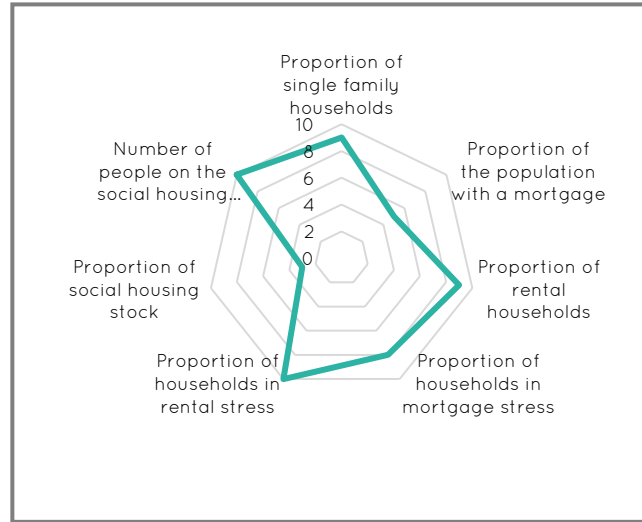
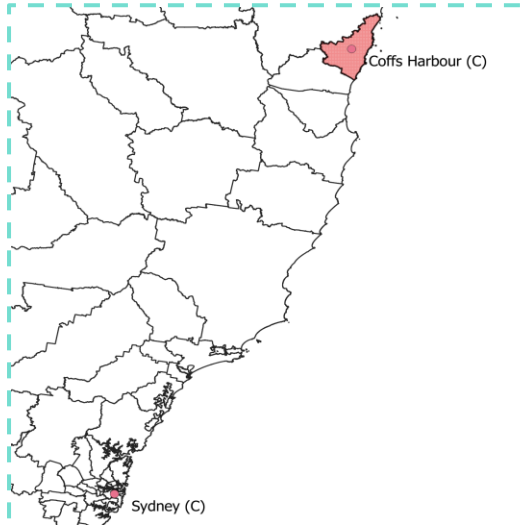
Indicator	Score
Proportion of single-parent families	9/10
Proportion of households with a mortgage	9/10
Proportion of rental households	6/10
Proportion of low-income households experiencing mortgage stress	10/10
Proportion of low-income households experiencing rental stress	10/10
Proportion of social housing stock	4/10
Number of people on the social housing waitlist	10/10
Total housing need score	58/70

Analysis

The Central Coast LGA ranks as having the highest housing need in regional NSW. The LGA is characterised by a growing population with a high average income. The LGA has a high proportion of single-parent families, and a high proportion of households with a mortgage. This is as well as a high proportion of low-income households experiencing mortgage and rental stress. This indicates that while average incomes are relatively high, so too is the cost of housing and that this is creating housing pressures for lower-income households. These households will be more vulnerable to changes, such as increases in interest rates and increased rental demand.

The region is supported by some social housing stock (3% of private dwellings), however the region also has the largest number of people on the general waitlist (3,170), and currently the wait time is between five and 10+ years.

COFFS HARBOUR



About this LGA

The Coffs Harbour local government area is located in the North Coast planning region of NSW. In 2016, the estimated population of the region was 74,670 and it is projected to increase by 18.5% to 88,449 by 2041. The most significant growth will be in those aged 70+ years and declines in those aged 20-24 (11%) and 25-29 years (7%). The average annual income in the LGA in 2017-18 was \$50,545 which was 5.6% lower than that of regional NSW.

Indicator	Score
Proportion of single-parent families	9/10
Proportion of households with a mortgage	5/10
Proportion of rental households	9/10
Proportion of low-income households experiencing mortgage stress	8/10
Proportion of low-income households experiencing rental stress	10/10
Proportion of social housing stock	3/10
Number of people on the social housing waitlist	10/10
Total housing need score	54/70

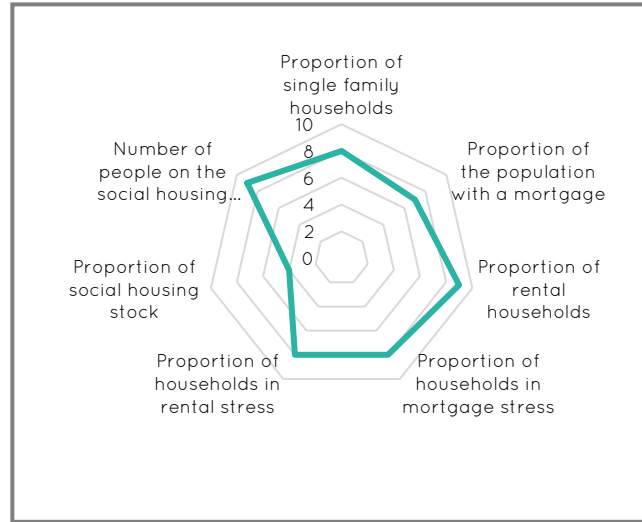
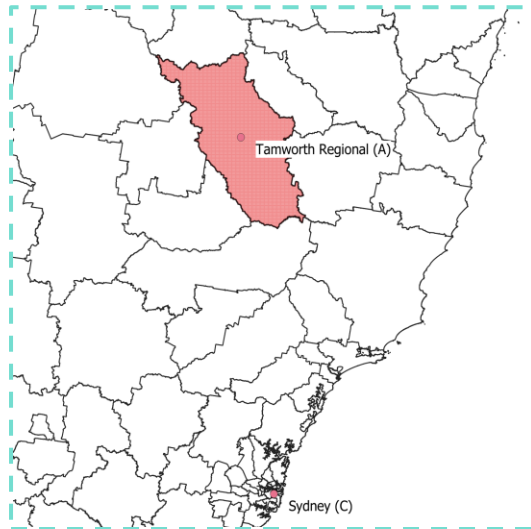
Analysis

The Coffs Harbour LGA will experience strong population growth through to 2041, however some decline in younger groups such as those aged 20 to 30 years. The region has a high proportion of single-parent families and will see significant growth in retirement-age groups, which may increase demand for lower cost housing in the region.

The LGA has a lower average annual income than the rest of the state and whilst there is a lower proportion of households with a mortgage, a high proportion of low-income households with one are experiencing mortgage stress. There is an extensive rental market and low-income households in this market are also experiencing rental stress. As such this lower income is not supporting comfortable access to housing for people in this region.

Further, there is limited social housing in the LGA (3.7% of private dwellings) to support increased demand from vulnerable groups, and currently 841 people on the general waitlist. People can expect to wait 10 plus years for access to housing.

TAMWORTH REGIONAL



About this LGA

The Tamworth Regional local government area is located in the New England North West planning region of NSW. In 2016, the estimated population of the region was 60,990 and it is projected to increase by 13.0% to 68,910 by 2041. The most significant growth will be in those aged 70+ years and declines in those aged 20-24 (6%) and 0-04 years (5%). The average annual income in the LGA in 2017-18 was \$53,924 which was only 1.3% higher than that of regional NSW.

Indicator	Score
Proportion of single-parent families	8/10
Proportion of households with a mortgage	7/10
Proportion of rental households	9/10
Proportion of low-income households experiencing mortgage stress	8/10
Proportion of low-income households experiencing rental stress	8/10
Proportion of social housing stock	4/10
Number of people on the social housing waitlist	9/10
Total housing need score	53/70

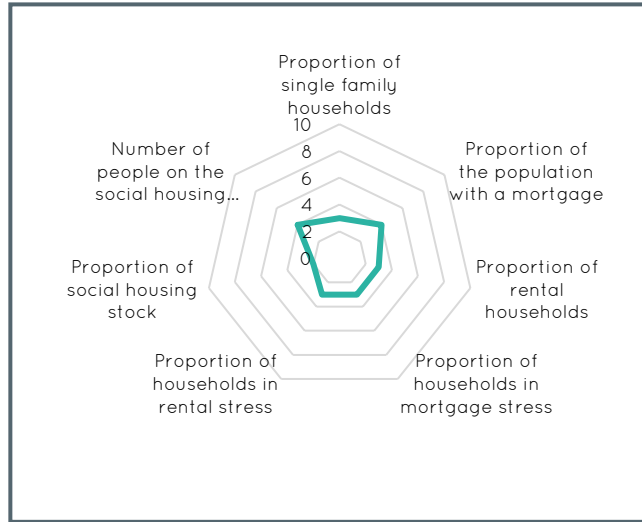
Analysis

The Tamworth Regional LGA is the furthest inland region on the higher need housing list. As with all other higher need areas, it has a growing population, and will experience significant growth in its older age groups. The LGA also has a high proportion of single-parent families and average annual incomes are only slightly higher than that of regional NSW. As such, there is a high proportion of low-income households in the housing and rental markets experiencing mortgage and rental stress.

Whilst housing demand is unlikely to grow as strongly as in other higher need areas, there is still a large proportion of the population vulnerable to changes in interest rates, incomes and rental prices.

Further, the availability of social housing is limited, at 3.1% of private dwellings and there were 487 people on the general wait list. However the LGA does have the lowest possible wait time for higher need areas, from up to two years, to 10 years.

GUNDAGAI



About this LGA

The Gundagai local government area is located in the Riverina Murray planning region of NSW. In 2016, the estimated population of the region was 11,319 and it is projected to decrease by 17.5% to 9,319 by 2041. The most significant decline will be in those aged between 0 and 29 years including 46% decline in those aged 20 to 24 years. The average annual income in the LGA in 2017-18 was \$51,550 which was 3.2% lower than that of regional NSW.

Indicator	Score
Proportion of single-parent families	3/10
Proportion of households with a mortgage	4/10
Proportion of rental households	3/10
Proportion of low-income households experiencing mortgage stress	3/10
Proportion of low-income households experiencing rental stress	3/10
Proportion of social housing stock	2/10
Number of people on the social housing waitlist	4/10
Total housing need score	22/70

Analysis

The Gundagai LGA has the largest population of the lower need housing areas in regional NSW, however the LGA will still experience similar levels of population decline, particularly among its younger cohorts.

The LGA's income levels, whilst lower than the average for regional NSW, appear to be reasonably sufficient for meeting housing costs, as mortgage and rental stress among low-income households is fairly low. There is also a lower proportion of single-parent families.

These factors indicate that housing need in the region is unlikely to increase significantly, as there is unlikely to be increased housing demand, nor significant negative impacts from shocks such as interest rates increases.

The LGA has a reasonable proportion of social housing stock at 4.1% and the wait times are between 2 and 5 years. However, there is still 37 people on the general wait list, which is the highest number in the lower need areas.

A dark, grayscale photograph of a modern building with large windows and a fence in the foreground. The word "QUESTIONS?" is overlaid in white text.

QUESTIONS?